

**Preliminary Land Use Service (PLUS) Meeting  
Conference Room A  
Thomas Collins Building, 3<sup>rd</sup> floor  
February 22, 2006**

**NOTE: This is a revised agenda posted 2/10/06 to reflect:**

**2006-02-07 (Hastings Hollow) moved to March 1, 2006 agenda at 12:15 PM**

**2006-02-02 (Messick Property) time changed to 3:15 PM**

- I. 8:30 AM      **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM      **Review and Discussion:** Route One Offices (PLUS 2006-02-01)  
**Location:** On the southbound side of Route One, approximately 500 feet from Red Mill Pond.  
**Project:** Proposed rezoning to B-1 for 8,500 sq. ft. office building fronting Route One in Sussex County.
- III. 9:45 AM      **Review and Discussion:** Senators Subdivision (PLUS 2006-02-04)  
**Location:** On the southeast side of Gills Neck Rd. (Road 267), adjacent to the planned Hawkseye subdivision, east of Lewes  
**Project:** Site Plan review for 242 single family homes on 119.14 acres near Lewes.
- IV. 10:30 AM      **Review and Discussion:** Sussex West (PLUS 2006-02-12)  
**Location:** A new phase of the existing Sussex West community, at the intersection of Minos Conaway Rd. and Route 9, west of Five Points.  
**Project:** Site Plan review for 82 residential lots on 20.79 acres in Level 3.
- NOTE: Appears to be an additional phase of an existing manufactured home community.
- V. 11:15 AM      **Review and Discussion:** Oakley (PLUS 2006-02-09)  
**Location:** On the eastern side of Route 17 approximately 1,160 feet south of Route 26, in Millville.  
**Project:** Site Plan review for 157 townhomes, a clubhouse and amenities on 25.4 acres located within Millville.
- 12:00 PM      **LUNCH**
- VI. 1:00 PM      **Review and Discussion: Preserve at Broad Creek** (PLUS 2006-02-10)  
**Location:** South of Old Sailor Rd. (Road 78A), adjacent to the northwest border of the Town of Laurel and on the north side of Broad Creek.  
**Project:** Site Plan review for 274 townhomes on 56 acres.
- Note: The applicant has applied for annexation into the Town of Laurel.  
This parcel was the subject of PLUS 2005-09-02.
- VII. 1:45 PM      **Review and Discussion: Records Pond Village** (PLUS 2006-02-06)  
**Location:** South of Chipman Pond Rd. (Road 465) and east of Route 13, east of Laurel. Includes the existing Shady Acres community.  
**Project:** Rezoning of 40 acres from AR-1 and GR to R3 to replace an existing

manufactured home park with 216 townhomes.

Note: The applicant will be seeking annexation into the Town of Laurel

VIII. 2:30 PM

**Review and Discussion:** Shipbuilders Square At Georgetown (PLUS 2006-02-05)

**Location:** On the west side of Vaughn Rd., across from Ennis Rd. and south of Route 404, on the west side of and adjacent to the Town of Georgetown.

**Project:** Rezoning of 51.01 acres from AR to MR for 267 single family townhomes.

Note: The applicant has applied for annexation into the Town of Georgetown.

IX 3:15 PM

**Review and Discussion:** Messick Property (PLUS 2006-02-02)

**Location:** On the north side of Route 24, across from Gull Point Rd., east of Millsboro.

**Project:** Site plan Review for 145 residential units on 81 acres in Level 4.